

**REDEVELOPMENT AGENCY MEETING
JULY 27, 2004**

The meeting called to order as the City Council at 10:06 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Lewis, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

P. Lamont Ewell, City Manager
Casey Gwinn, City Attorney
Leslie Girard, City Attorney
Charles Abdelnour, City Clerk

Excused Atkins

The meeting adjourned as the City Council at 10:55 a.m.

The meeting reconvened as the Redevelopment Agency at 10:55 a.m.

Adoption

1. **Redevelopment Agency Fiscal Year 2005 Budget Amendment for Grantville. (District 7)**

(RA-2005-9) (Corr. Copy)

Amend the Fiscal Year 2005 Redevelopment Agency budget for the Grantville Survey Area to accept the transfer of and increase appropriations and authorize expenditures in the amount of \$150,000, from the City CDBG program, as an interest bearing loan to be utilized for plan adoption activities to be repaid as soon as practicable from tax increment or other appropriate sources.

See Redevelopment Agency

Council Companion Item no. 330

No one spoke in opposition to this item.

Motion by Member Madaffer to approve (with Atkins not present)

Second by Member Fyre

Vote: 8-0

Redevelopment Agency Resolution number R-03794; and City Council Resolution number R-299494.

REDEVELOPMENT AGENCY MEETING MINUTES- JULY 27, 2004

Adoption

2. **30th Street Mid-Block Lighting Project-North Park Redevelopment Project Area. (District 3).**

(RA-2005-5)

Subitem A. Amend the Fiscal Year 2005 Redevelopment Agency budget to authorize the appropriation and expenditure of \$90,000 of North Park Redevelopment Project Area Series 2000 Tax Allocation Bond proceeds for the purchase and installation of 20 decorative mid-block light fixtures along the 30th Street corridor for mid-block lighting from El Cajon Blvd. to Adams Avenue, and transfer of funds to the Capital Improvement Program Budget No. 39-092.0 (North Park Landscape and Lighting Improvements).

Subitem B. Make certain findings that the Project is of benefit to the North Park Redevelopment Project Area..

See Redevelopment Agency Report no. RA-04-21 and City Manager Report no. CMR-04-142, dated July 21, 2004.

Council Companion Item no. 331

Auditor Certificate No. AC 2500004

No one spoke in opposition to this item.

Motion by Member Zucchet to approve (with Atkins not present)

Second by Member Peters

Vote: 8-0

Redevelopment Agency Resolution number R-03795; and City Council Resolution number R-299495.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 27, 2004

Adoption

4. **Balboa Theatre Amendment to Agreement with Kitchell Cem and Westlake Reed Leskosky-Horton Plaza Redevelopment Project. (District 2).**

(RA-2005-2)

Approving the amendment to the existing agreements with Kitchell Cem (owner's representative) and Westlake Reed Leskosky (Architectural & Engineering Design) for \$659,346 and \$2,029,165 respectively for design and construction phase services in accordance with the Project Planning Guide, for the Rehabilitation of the Historic Balboa Theatre.

See Centre City Development Corporation Report no. CCDC-04-29, dated July 21, 2004.

Auditor Certificate No. AC 2500016 and AC 2500017

No one spoke in opposition to this item.

Motion by Member Zucchet to approve (with Atkins not present)

Second by Member Peters

Vote: 8-0

Redevelopment Agency Resolution number R-03796.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 27, 2004

Adoption

5. **Balboa Theatre-Exclusive Negotiation Agreement with San Diego Convention Center Corporation-Horton Plaza Redevelopment Project. (District 2).**

(RA-2005-7)

Approving the amendment to the Exclusive Negotiation Agreement between the Redevelopment Agency and San Diego Convention Center Corporation for renovation of the Balboa Theatre.

See Centre City Development Corporation Report no. CCDC-04-31, dated July 21, 2004.

No one spoke in opposition to this item.

Motion by Member Zucchet to approve (with Atkins not present)

Second by Member Peters

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03797 and D-03797.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 27, 2004

Adoption

6. **Smart Corner-First Implementation Agreement and Cooperation Agreement–Core Redevelopment District. (District 2).**

(RA-2005-10)

Subitem A. Approving the First Implementation Agreement.

Subitem B. Approving the Cooperation Agreement for the disposition and Development Agreement (“DDA”) between the Redevelopment Agency and Lankford Associates, Inc. for the Smart Corner Project.

Subitem C. Authorizing the Executive Director, or designee, to sign all Documents necessary and appropriate to carry out and implement the agreement.

Subitem D. To administer the Agency’s obligations, responsibilities and duties to be performed under said agreement.

See Centre City Development Corporation Report no. CCDC-04-32, dated July 21, 2004.

Staff: Gerard Selby 533-7136

Atty: Sung Phillips

This item continued to August 3, 2004.

7. **Approval of an Owner Participation Agreement with the Olson Company. (District 4).**

(RA-2005-11)

Subitem A. Approving the Owner Participation Agreement with The Olson Company for the development of 110 townhomes/condominiums Located in the Southcrest Redevelopment Project Area.

Subitem B. Approving the basic concept drawings for the project

Subitem C. Certifying that the information contained in the Mitigated Negative Declaration for the OPA for the Legacy Walk Residential Project (MND) has been completed in compliance with the California Environmental Quality Action (CEQA) and State CEQA Guidelines, and that said MND reflects the independent judgment of the Redevelopment Agency of the City of San Diego as Lead Agency.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 27, 2004

Adoption

7. **Approval of an Owner Participation Agreement with the Olson Company. (District 4).**

(Continued)

Subitem D. Stating for the record that the final MND has been reviewed and considered prior to approving the project.

Subitem E. Adopting the Mitigation, Monitoring and Report Program.

See Southeastern Economic Development Corporation Report no. SEDC-04-003, dated July 21, 2004.

No one spoke in opposition to this item.

Motion by Member Lewis to approve (with Atkins not present)
Second by Member Madaffer
Vote: 8-0

Redevelopment Agency Resolution and Document number R-03798, and D-03798a, D-03798b, and D-03798c.

Mayor Murphy recessed the meeting at 10:59 a.m. for the purpose of a break. He stated when we return will continue with Redevelopment Agency Item no. 3.

Mayor Murphy reconvened the meeting at 10:10 a.m. with Deputy Mayor Atkins not present.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 27, 2004

Adoption

3. **Park Boulevard at Pedestrian Bridge Project-Phase 1-East Village
Redevelopment District (District 2).**

(RA-2005-4)

Approving an agreement with T-Y-Lin for Design/Construction Management Consultant Services for the Park Boulevard at Harbor Drive Pedestrian Bridget Project-Phase 1, the maximum compensation shall not exceed \$550,000, subsequent phases (Final Design and Construction Management Services) would be approve by the Corporation and the Redevelopment Agency via appropriate amendments(s) to this contract.

See Centre City Development Corporation Report no. CCDC-04-30, dated June 24, 2004.

Auditor Certificate No. AC 2500015

Garry Papers, project manager, Centre City Development Corporation presented staff report and slide presentation.

Public testimony in opposition by Barbara Wenton.

Motion by Member Zucchet to approve (with Atkins not present)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution R-03799.

Adjournment

The meeting adjourned as the Redevelopment Agency at 11:35 a.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego, California
(jis)